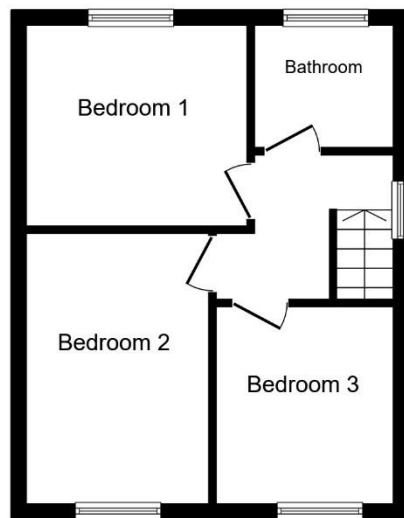
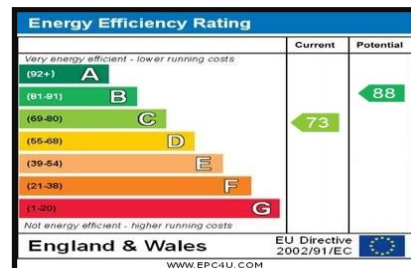


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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**ST KILDA AVENUE, KEARSLEY, BL4 8JB**



- 3 bedroom semi detached
- Popular & convenient location
- Good local amenities
- Modern kitchen & bathroom
- Viewing recommended
- Useful outbuildings
- Excellent transport links
- Ideal family home



**£210,000**

**BOLTON**  
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E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A lovely three bedroom semi detached house, situated in a very popular and convenient location. The area is well served with public transport links, a train station and motorway network, giving easy access throughout the North-West. There are good schools, shops and other amenities. The accommodation briefly comprises Entrance hall, lounge and a kitchen breakfast room. Upstairs there are three bedrooms and a bathroom with a modern white suite. Outside, there are gardens to the front and rear along with a driveway, which leads to a useful storage room/workshop. In addition, there is a detached outbuilding to the rear, which benefits from power and light. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall:** UPVC double glazed front door leading to entrance hall with a radiator, staircase to the landing.

**Lounge:** 12' 4" x 13' 6" (3.76m x 4.11m) UPVC double glazed window to the front aspect, radiator below, feature open fireplace with a granite hearth, coving to the ceiling.

**Kitchen breakfast room:** 9' 2" x 16' 9" (2.79m x 5.10m) 3 UPVC double glazed windows and a door to the rear aspect, range of modern fitted wall and base units with complementary work surfaces and splashbacks, breakfast bar, built in oven and grill, inset five ring gas burner hob with an extractor canopy above, stainless steel sink unit with mixer tap, space for a fridge, space for a dishwasher and a washing machine, radiator.

**Landing:** UPVC double glazed window to the side aspect, access to the loft.

**Bedroom One:** 12' 4" x 8' 4" (3.76m x 2.54m) UPVC double glazed window to the front aspect, radiator below, inset spotlights to the ceiling.

**Bedroom Two:** 9' 6" x 10' 1" (2.89m x 3.07m) UPVC double glazed window to the rear aspect, radiator below.

**Bedroom Three:** 9' 0" x 7' 0" (2.74m x 2.13m) UPVC double glazed window to the front aspect, radiator below.

**Bathroom:** 5' 7" x 6' 3" (1.70m x 1.90m) UPVC frosted double glazed window to the rear aspect, modern white suite comprising, enclosed bath with a shower above, wash basin with mixer tap, close coupled WC, tiled floor, tiling to the walls, chrome plated towel rail, extractor fan.

**Outside:** There is a double width driveway to the front with plant beds aside and a door leads to a detached brick built storage/workshop. There is a laid to lawn rear garden with plant and flower beds aside. To the bottom of the garden there is a paved patio. There is a detached outbuilding which could have a number of uses and benefits from power and light.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Council tax:** Cardwells estate agents Bolton research indicates the band is A £1511 per annum

**Tenure:** Cardwells estate agents Bolton research indicates the property is Leasehold, 99 years from 22 December 1972

**Flood risk information:** Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

**Conservation area:** Cardwells estate agents Bolton research indicates the property is not in a conservation area.

**Thinking of selling or letting in Bolton:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**Arranging a mortgage:** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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